



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

At its meeting held February 26, 2008, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and Mitigated Negative Declaration relating to property located southwest of Whites Canyon Road at the southerly terminus of Houston Court, Sand Canyon Zoned District, petitioned by Casey Beyer/John Laing Homes, as further described in the attached letter dated July 19, 2007 from the Director of Planning:

Zone Change Case No. 04-124-(5), from A-2-1 to RPD-5,000-5.0U

Conditional Use Permit Case No. 04-124-(5), to ensure compliance with requirements of hillside management and density-controlled development as well as onsite project grading exceeding 100,000 cubic yards

Vesting Tentative Tract Map Case No. 060999-(5), to create 42 single-family residential lots, one public facility lot, one open space lot and one private park lot on 12.2 gross acres

All persons wishing to testify were sworn in by the Executive Officer of the Board. Ramon Cordova, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Casey Beyer and Steve Penn addressed the Board. No correspondence was presented.

Supervisor Antonovich made the following statement:

"The Board of Supervisors should incorporate measures to ensure that the proposed park for this project is adequate to serve the needs of residents in the proposed subdivision. Additional time is also required to reflect minor changes relative to slope areas on some lots and to resolve an outstanding issue concerning sewer connections to the City of Santa Clarita."

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#### 4 (Continued)

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried, the Board took the following actions:

1. Referred Vesting Tentative Tract Map Case No. 060999-(5), along with the corresponding Zone Change and Conditional Use Permit Case No. 04-124-(5) back to the Regional Planning Subdivision Committee for re-design, with direction to staff to incorporate the following changes:
  - Increase the park to one acre in size by realigning "D" Street to create a 4-way intersection at Houston Court, allowing for a private driveway fire lane and waiving street frontage requirements on this private driveway;
  - Require that the park include a kids playground, basketball court, four picnic tables and a shade structure;
  - Require that the park be constructed before issuance of building permits for the first for-sale units, to the satisfaction of the Department of Parks and Recreation;
  - Require that the slope areas on the rear of Lots 13 through 23 shall be the responsibility of the individual property-owners and not the responsibility of the homeowners association;
  - Resolve the outstanding sewer study issue with the City of Santa Clarita; and
2. Continued the item to the meeting of April 22, 2008.

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#### Attachment

#### Copies distributed:

Each Supervisor  
County Counsel  
Director of Planning  
Director of Public Works  
Casey Beyer/John Laing Homes  
Steve Penn